

# Staff Report

# City of Loma Linda

From the Department of Community Development

## PLANNING COMMISSION MEETING OF APRIL 19, 2006

TO: PLANNING COMMISSION  
FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR,  
COMMUNITY DEVELOPMENT DEPARTMENT  
SUBJECT: CONDITIONAL USE PERMIT (CUP) NO. 06-02

### SUMMARY

The proposal is a request to relocate an existing 1,460 square-foot structure from a 0.18-acre lot at 25505 Van Leuven Street to a 0.20-acre lot at 25564 Van Leuven Street. The existing structure will be acquired by the Loma Linda Redevelopment Agency (RDA) from the current property owners through the initiation of a Purchase & Sale Agreement (dated October 25, 2005). (See Attachment A, Site Plan and Location Map)

### RECOMMENDATION

The recommendation is that the Planning Commission approves Conditional Use Permit No. 06-02 based on the Findings and subject to the Conditions of Approval (Attachment B).

### PERTINENT DATA

Property Owner	Harrison W. and Margaret A. Thornburg
Applicant:	Loma Linda Redevelopment Agency
General Plan	Low Density Residential (1 - 4 Dwelling Units/acre)
Zoning:	Single-Family Residence (R-1)
Site:	A 0.20-acre rectangular site (8,729 square-feet)
Topography:	Flat
Vegetation:	Natural vegetation
Special Features:	N/A

## **BACKGROUND AND EXISTING SETTING**

### **Background**

The application was submitted to the Community Development Department on January 25, 2006. The project was reviewed and deemed complete by the Administrative Review Committee (ARC) on February 21, 2006.

### **Existing Setting**

The subject parcel is located in the North Central Neighborhood west of Mountain View Avenue and south of Redlands Boulevard, in the RDA Project Area. The neighborhood is a mix of single-family and multi-family residences built prior to city Incorporation. The architecture of the structure is compatible with the surrounding homes in the neighborhood. The residence was constructed in 1962 and is not currently occupied.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS**

The project is exempt from CEQA pursuant to the CEQA Guidelines Section 15303(a), which provides a Class 3 Categorical Exemption from CEQA for the construction of up to four single-family residences in an urbanized area. The proposed relocation is considered to be new construction of a single-family residence on the receiving site.

## **ANALYSIS**

### **Project Description**

This request is made by the Loma Linda Redevelopment Agency (RDA) to relocate the existing structure located at 25505 Van Leuven Street to 25564 Van Leuven Street. A single story 1,460 square-foot structure will be relocated to an 8,729 square-foot rectangular vacant lot. The structure is typical of the area and consists of a 3-bedroom, 2-bath wood frame and stucco design with asphalt roof shingles. The proposed relocation site has been vacant since 2005 when the house and out buildings were demolished. The current owners of the dwelling located at 25505 Van Leuven Street and the RDA have a Purchase and Sale Agreement that will release the dwelling unit to the City.

The applicant has requested the existing fireplace and attached garage be demolished. The project includes a proposal to construct a new garage and masonry fireplace once the dwelling is relocated. The applicable building permits will be obtained prior to any new construction. The project is subject to all provisions of the R-1, Single Family Residence Zone.

The existing single-family home, relocated to a separate lot located in the North Central Neighborhood, will provide an affordable housing opportunity for City residents of limited means to enter into a first-time buyer program. (See Attachment C, Photographs).

The Community Development Department has researched the proposed project and determined that there is no historical significance associated with the structure or site. The structure was built in 1962; and therefore does not meet the criteria of fifty or more years old

(LLMC Chapter 17.80.040). Additionally, the Hathaway & McKenna Report (January 1988) does not identify the project site as having any historical relevance; therefore, a Certificate of Appropriateness is not required.

### **Loma Linda Municipal Code (LLMC) Requirements**

Pursuant to Loma Linda Municipal Code (LLMC) Chapter 17.30.140, a Conditional Use Permit is required for relocating buildings in all zones.

### **Conditional Use Permit (CUP) Findings**

Pursuant to Loma Linda Municipal Code Section 17.30.210, the Planning Commission, in approving a conditional use permit, shall find as follows:

1. *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this title.*

The proposed single-family residential use is compatible with the neighborhood and desirable to the public convenience or welfare, and consistent with the General Plan. The existing single-family residence is already a part of the neighborhood and representative of the character and design of the 1962 period. Relocating the structure to a new lot on the other side of the street (but within the same block frontage) helps retain an existing residence and something of the original neighborhood setting.

2. *That the said use is necessary or desirable for the development of the community, is in harmony with the various elements and objectives of the general plan, and is not detrimental to existing uses specifically permitted in the zone in which the proposed use is to be located.*

The single family residential use is consistent with the Low Density Residential General Plan land use designation. The provision of an affordable housing opportunity benefits City residents of limited means by enabling them to enter into the first time buyer housing market. Moving the existing residence to a new location within the neighborhood will not be detrimental to the existing residential uses.

3. *That the site for the intended use is adequate in size and shape to accommodate said use and all of the yards, setbacks, walls, or fences, landscaping and other features required in order to adjust said use to those existing or permitted future uses on land in the neighborhood.*

The Van Leuven Street parcel is similar in size and shape to existing lots in the neighborhood, including the lot of origin. The structure will be relocated within the same neighborhood and street; therefore, the receiving site can accommodate the dwelling unit and new garage and meet all of the required setbacks and related lot standards.

4. *That the site or the proposed use related to streets and highways is properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.*

The site proposed to receive the dwelling unit has direct driveway access on Van Leuven Street, which is designed to carry the trips generated by the existing single-family residence.

5. *That the conditions set forth in the permit and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare.*

The public health, safety and general welfare will be protected through implementation of the Conditions of Approval, which will insure that the residential structure and use are compatible with the neighborhood. Additionally, the residence will meet the minimum development standards required by the R-1 zoning and structural standards required by the California Building Code.

## CONCLUSION

All elements of the project are consistent with the existing and draft General Plan and in compliance with the R-1 zoning regulations. The existing residence is appropriate and compatible with the surrounding residential uses and structures because it is already part of the area and the proposed relocation is within the same residential street and neighborhood.

The project is eligible for Class 3 Categorical Exemption from CEQA pursuant to the CEQA Guidelines Sections 15303.

Respectfully submitted,



Julie Lamoureux  
Planning Intern

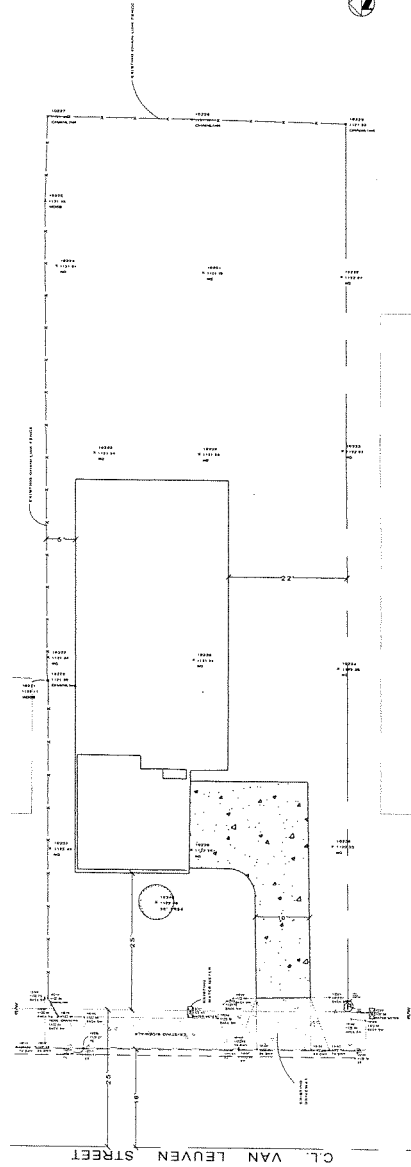
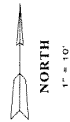
## ATTACHMENTS

- A. Site Plan and Location Map
- B. Conditions of Approval
- C. Photographs

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# **SITE PLAN AND LOCATION MAP**

# 25564 VAN LEUVEN STREET

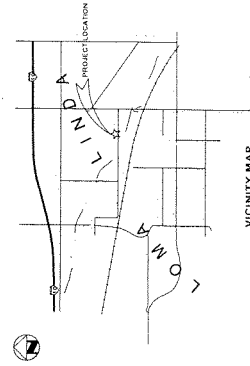


**OWNER/BUILDER**  
CITY OF LOMA LINDA  
REDEVELOPMENT AGENCY  
25564 VAN LEUVEN STREET  
LOMA LINDA, CA 92344

**APN**  
252-182-29

**SITE ADDRESS**  
25564 VAN LEUVEN STREET  
LOMA LINDA, CA 92344

**SOURCE OF TOPO**  
FIELD SURVEY - NOVEMBER 2009



- LEGEND**
- DRAINAGE SWALE OR DIRECTION OF FLOW
  - EXISTING ELEVATION
  - FINISHED FLOOR ELEVATION
  - PE PAD ELEVATION
  - HP HIGH POINT
  - EXISTING ELEVATION
  - FC FLOW CURB
  - NG NATURAL GRADE
  - ⊕ BENCH MARK (TEMPORARY)

		Prepared by J. J. L. JUNE 1, 2010 PLANS PREPARED UNDER THE SUPERVISION OF J. J. L. DATE	Checked by J. J. L. JUNE 1, 2010 DATE	Designated Project for Title Improvement DATE	Review Mark REVIEW DATE	APPROVED JAMES TRUMP CHIEF OF PUBLIC WORKS (CITY ENGINEER) JULY 1, 2007 DATE	CITY OF LOMA LINDA SITE PLAN Drawing No. SHEET 1 OF 1
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Proposed Site

## ATTACHMENT 2

# CONDITIONS OF APPROVAL

**CONDITIONS OF APPROVAL**  
**CONDITIONAL USE PERMIT (CUP) NO. 06-02**  
**APRIL 19, 2006**

All applicable provisions and requirements of City Codes and Ordinances shall be met for this project. All conditions unless otherwise specified are due prior to the issuance of building permits. The following specific requirements shall also apply:

**COMMUNITY DEVELOPMENT DEPARTMENT**

**General**

1. Within one year of this approval, the plans shall be approved and a building permit shall be exercised or the permit/approval shall become null and void. In addition, if after commencement of relocation/construction, work is discontinued for a period of one year, the permit/approval shall become null and void.

**PROJECT:**

**EXPIRATION DATE:**

**Conditional Use Permit (CUP) No. 06-02**

**April 19, 2007**

2. The review authority may, upon application being filed 30 days prior to the expiration date and for good cause, grant a one-time extension not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.
3. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the refilling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:
  - a. On-site circulation and parking, loading and landscaping;
  - b. Placement and/or height of walls, fence and structures;
  - c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,
  - d. A reduction in density or intensity of a developmental project.
4. No vacant, relocated, altered, repaired or hereafter erected structure shall be occupied or no change of use of land or structure(s) shall be inaugurated, or no new business commenced as authorized by this permit until a Certificate of Occupancy has been issued by the Building Division. A Temporary Certificate of



Occupancy may be issued by the Building Division subject to the conditions imposed on the use, provided that a deposit is filed with the Community Development Department prior to the issuance of the Certificate, if necessary. The deposit or security shall guarantee the faithful performance and completion of all terms, conditions, and performance standards imposed on the intended use by this permit.

5. Approval of CUP No. 06-02 is contingent upon the applicant signing and returning an "Agreement to Conditions Imposed" form as established by the Community Development Department.
6. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and includes development standards and requirements relating to: dust and dirt control during construction and grading activities; emission control of fumes, vapors, gases, and noise control; odor control; screening; signs, off-street parking and off-street transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.
7. Construction shall be in substantial conformance with the project plans approved by the City otherwise, the permit/approval shall be null and void and a new application, submittal, and fee shall be required.
8. During relocation/construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) of the Loma Linda Municipal Code and due to the sensitive receptors on-site and in the surrounding neighborhoods, construction activities shall be further restricted to cease between the hours of 6:00 p.m. to 7:00 a.m.
9. The applicant shall implement SCAQMD Rule 403 and standard construction practices during all operations capable of generating fugitive dust, which will include but not be limited to the use of best available control measures and reasonably available control measures such as:
  - a. Water active grading areas and staging areas at least twice daily as needed;
  - b. Ensure spray bars on all processing equipment are in good operating condition;
  - c. Apply water or soil stabilizers to form crust on inactive construction areas and unpaved work areas;
  - d. Suspend grading activities when wind gusts exceed 25 mph;
  - e. Sweep public paved roads if visible soil material is carried off-site;
  - f. Enforce on-site speed limits on unpaved surface to 15 mph; and,
  - g. Discontinue construction activities during Stage 1 smog episodes.

10. The applicant shall provide infrastructure for the Loma Linda Connected Community Program, which includes providing a technologically enabled development that includes coaxial, cable, and fiber optic to all outlets in each unit of the development (including custom single-family residences). Plans for the location of the infrastructure shall be provided with the precise grading plans and reviewed and approved by the City of Loma Linda prior to issuing grading permits.
11. The applicant shall obtain a house moving permit prior to the relocation of the dwelling. Another building permit will need to be obtained for the reconstruction of the garage and fireplace prior to any construction activities.

### **FIRE DEPARTMENT**

12. All construction shall meet the requirements of the editions of the Uniform Building Code (UBC) and the Uniform Fire Code (UFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.
13. Pursuant to UBC Section 904.2.2, as amended in Loma Linda Municipal Code (LLMC) Section 15.08.220, and UFC Section 1003.2.2.3, as amended in LLMC Section 15.28.250, all new buildings and additions shall be equipped with automatic fire sprinkler systems meeting the requirements of UBC Standard No. 9-1 (NFPA 13). Systems shall be supplied by the existing on-site water system. Pursuant to UFC Section 1001.3, plans and specifications for the fire sprinkler system shall be submitted to Fire Prevention for review and approval prior to installation.
14. Fire Department Impact Fees shall be assessed according to the rate legally in effect at the time of building permit issuance. Pursuant to LLMC Chapter 3.28, plan check and inspection fees shall be collected at the rates established by the City Manager's Executive Order.

### **PUBLIC WORKS**

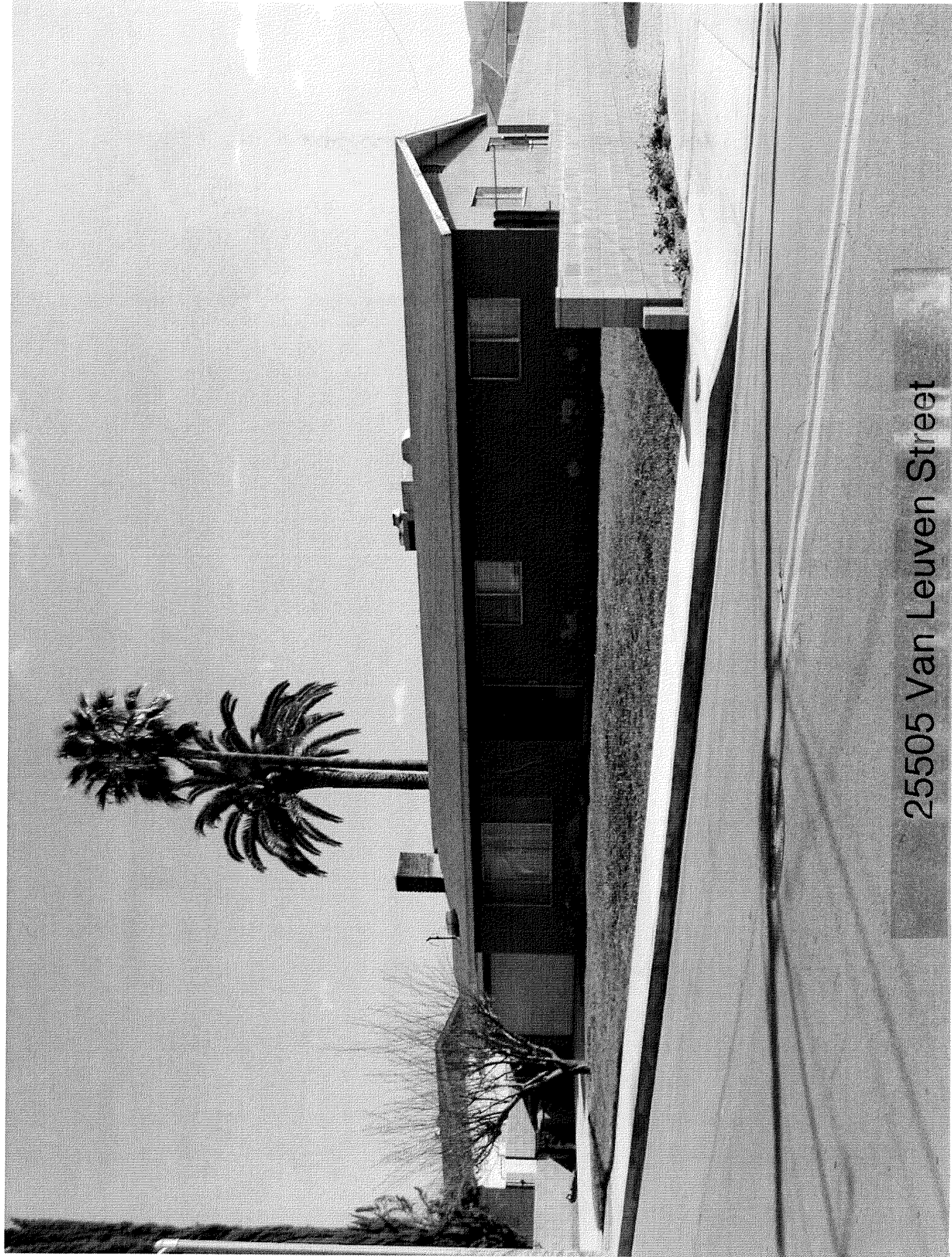
15. Submit an engineered grading/drainage plan for proposed project.
16. All utilities shall be underground. The City of Loma Linda shall be the water and sewer purveyor.
17. All public improvement plans shall submit a Utility Improvement Plan showing the location of fire hydrants for review and approval by the Public Safety Department.

18. Per the City of Loma Linda recycling policy, the project proponent shall incorporate interior and exterior storage areas for recyclables.
19. The project proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C & D) materials.
20. NPDES Best Management Practice standards shall be incorporated into grading, erosion control and improvement plans and followed during construction. Proper grading and erosion control procedures shall be followed to prevent sedimentation and damage to off-site property. Permanent erosion control facilities or slope plantings may be required to control runoff and debris flowing downstream.
21. Repair all sidewalks, curb and gutter, drive approach and street improvements damaged as a result of the construction.
22. Backflow protection shall be installed in accordance with Public Works Department requirements. A double check valve shall be required if a booster pump is installed or a fire sprinkler system is installed.

**End of Conditions**

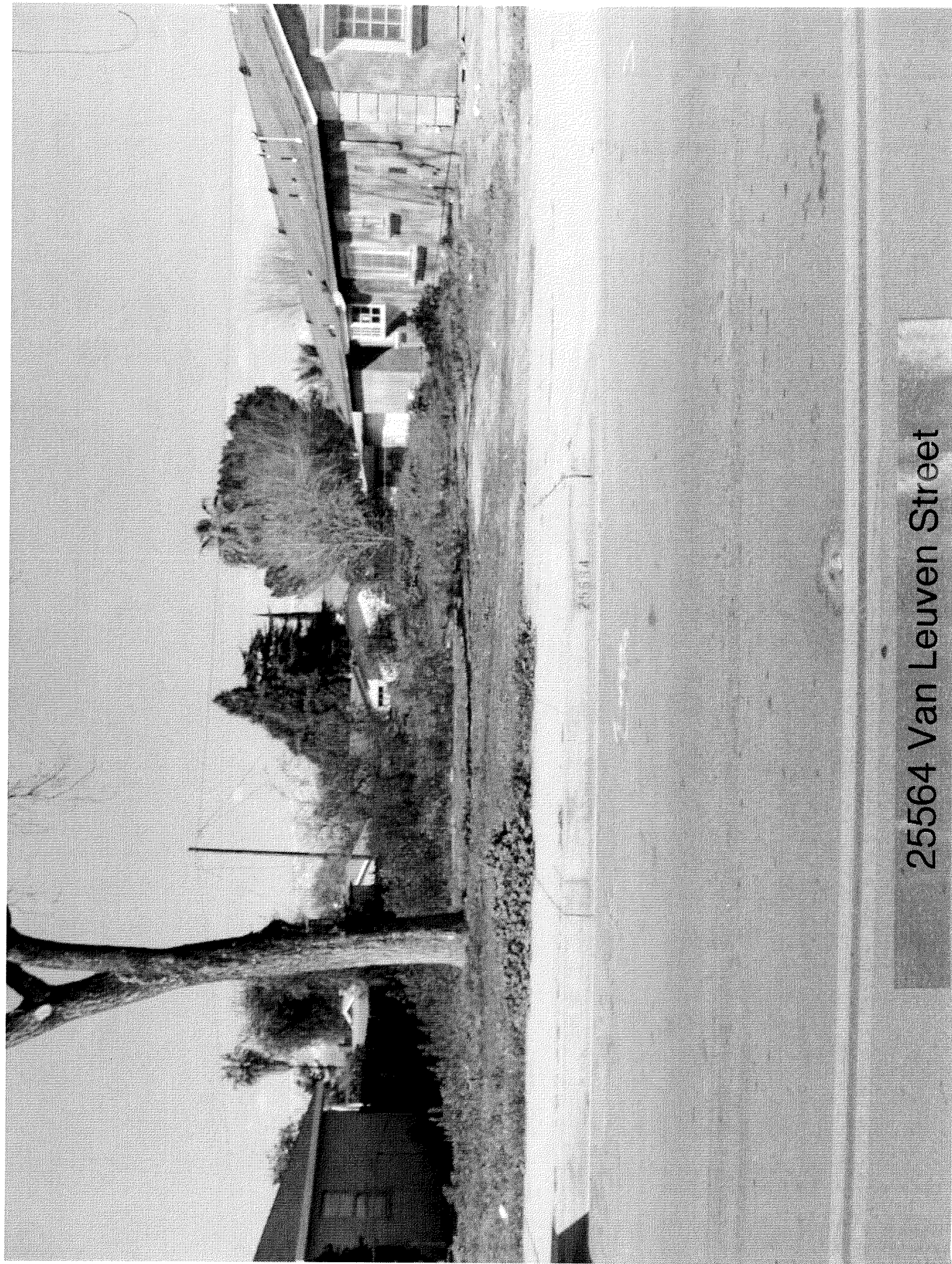
ATTACHMENT 3

# PHOTOGRAPHS



25505 Van Leuven Street





255564 Van Leuven Street